220 7229 SIerra Morena Boulevard SW

Calgary | Active | MLS® A2345945

$380,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1995**	**1,125 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Capital Realty

A closer look

PRICE ADJUSTED! Welcome to The Sierras, a +55 complex that is exceptionally well maintained. This building was designed for living your best life while enjoying al the amenities and meeting new friends. This building comes complete with a number of amenities including, a large lobby room with several seating areas, a library, Hobby Room/cafe meeting area, fitness room all on the first floor. In the parking level, there is a workshop and a car wash. Storage rooms are all situated in front of each titled parking stall. There is three lovely guest suites on the second floor situated above the lobby so you always have room for your relatives.. On the third floor you will find a billiards room, a craft/hobby room. The forth floor has "The Presidents Room" for special events and has a balcony with a bar b q area at the back. Outside in the front of the building is a large terrace, with picnic tables which is often used for events like a Stampede bar b que. This is a thoughtfully designed unit with one large primary suite with access to the balcony and comes with three closets. giving you lots of storage. The primary bath features a walk in tub with hand held shower nozzle. There is a 3 pc main bath just outside of the bedroom. The 2nd bedroom/flex room was used as a den and is a cozy room good for watching tv or home office. It can be converted to a more permanent second bedroom with some minor alterations. The spacious living room and dining room are open and the living room has an french door to a balcony facing west. The spacious kitchen is original and although the appliances are said to be working, they come as is where is, as well as the wall air conditioner. At the back of the kitchen is a door that leads to a laundry room and good sized storage room. This is a unique floor plan and is waiting for the new owner to put their own design stamp on it.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345945
Bedrooms	2
Bathrooms	2
Year Built	1995
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,125 sq. ft.
Condo Fee:	$685.27
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Maintenance Grounds, Parking, Professional Management, Sewer, Snow Removal, Trash
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1995 (Age: 31)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9610443
Heating:	Baseboard, Boiler
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	Wall Unit(s)
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Enclosed, Heated Garage, Parkade, Secured, See Remarks, Titled, Underground, Workshop in Garage
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Sierras
Community:	Signal Hill
Amenities:	Car Wash, Elevator(s), Fitness Center, Garbage Chute, Guest Suite, Parking, Party Room, Recreation Facilities, Snow Removal, Storage, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Age Restriction - 55+, Easement Registered On Title, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Foyer · 10'9" × 4'11" ·
Main Floor	Living Room · 15'8" × 11'3" ·
Main Floor	Dining Room · 14' × 11'3" ·

Main Floor	Bedroom · 14' × 11'5" ·
Main Floor	Bedroom - Primary · 22'10" × 15'8" ·
Main Floor	Kitchen · 16'2" × 12'7" ·
Main Floor	Balcony · 12'4" × 8'1" ·
Main Floor	Laundry · 14'10" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, French Door, No Smoking Home, See Remarks, Vinyl Windows
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s), Terrace
Accessibility Features:	Accessible Approach with Ramp, Visitor Bathroom
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/220-7229-sierra-morena-boulevard-sw-calgary-a2345945/

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